

I. LOW-INCOME HOUSING NEEDS

Families with the lowest incomes are of course the most in need of the services provided through Section 8, HOME, and other state and federal programs. The needs of these groups are complex and difficult to address in a comprehensive way for a variety of reasons. The attached priority housing needs chart identifies how the state will begin to address these needs. The highest priority needs are for rental units available to large related families with incomes below 30%. There are problems with overcrowding, sub-standard units in need of rehabilitation. There are approximately 10,000 over-crowded units and another 6,000 units in need of rehabilitation. The costs of addressing these needs for large families are astronomical. We estimate that approximately \$500 million is needed to address overcrowding and another 55,000,000 is needed to address deterioration in rental units. Smaller families who are renting are also experiencing problems with the availability of housing and particularly the affordability of housing especially if they are in the 30% of median category. There are significant needs for members of minority populations. A greater percentage of minority populations are in the lower income categories and therefore need special consideration. For elderly renters the problem is affordability.

The homes occupied by persons with incomes of 50% in the median income or less need extensive work in some cases. There are approximately 44,000 units occupied by persons with incomes less than 30% of median which are in need of rehabilitation or some other assistance for them to stay in the unit. Many of these are occupied by elderly, single, females who are widowed and on fixed Social Security incomes. They are the highest priority followed by large families with incomes in 30% of median category. As is the case with most states there are huge needs present and very few resources available. We must insure that these resources continue to be available.

There is a need to insure that HOME, HOPWA, Section 8 and Supportive Housing funds continue to be available. We need all of the tools available to help in improving the plight of our lowest income persons and families.

Table 2A
Priority Needs Summary Table

PRIORITY HOUSING NEEDS (Households)		Priority Need Level High, Medium, Low		Total Needs	Goals
Renter	Small Related	0-30%	H	40,522	144
		31-50%	M	11,711	121
		51-80%	M	5,856	64
	Large Related	0-30-%	H	9,077	32
		31-50%	H	2,340	20
		51-80%	M	1,170	17
	Elderly	0-30-%	H	20,233	72
		31-50%	H	5,222	63
		51-80%	M	2,611	30
	All Other	0-30%	M	37,745	134
		31-50%	M	12,963	102
		51-80%	M	6,481	48
Owner	0-30%	H	44,340	36	
	31-50%	H	11,815	15	
	51-80%	M	5,907	9	
Special Populations		0-80%	H	50,687	180
Total Goals					16
Total 215 Goals					1,087